

This instrument was prepared by

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101

Birmingham, AL 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

Send Tax Notice To: Marc B. Wilson

name  
2260 Vanessa Drive

address  
Birmingham, AL 35243

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William C. Landers and wife, Nell S. Landers

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marc B. Wilson and Norine B. Wilson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 44, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, conditions, restrictions and reservations of record.

\$150,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

12/16/1993-40467  
03:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 38.50

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of December, 19 93

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

William C. Landers (Seal)  
William C. Landers  
Nell S. Landers (Seal)  
Nell S. Landers (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Landers and wife, Nell S. Landers whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A. D., 19 93

Anthony D. Snable  
My Commission Expires: 10-21-95